

1902 SF.

[illegible]

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
HIGHGROVE 3 ELEVATION 3		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	461 S.F.	139.75 S.F.	30.31 %
LEFT SIDE	965 S.F.	00.0 S.F.	0.00 %
RIGHT SIDE	965 S.F.	00.0 S.F.	0.00 %
REAR	445 S.F.	116.17 S.F.	26.11 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	2836.00 S.F.	255.92 S.F.	9.02 %
TOTAL SQ. MI.	263.47 S.M.	23.78 S.M.	9.02 %

<u>AREA CALCULATIONS</u>	<u>ELEV '3'</u>
GROUND FLOOR AREA	833 SF
SECOND FLOOR AREA	1069 SF
TOTAL FLOOR AREA	1902 SF (176.70 m ²)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	+XX SF
ADD FINISHED BSMT AREA	+XX SF
GROSS FLOOR AREA	1902 SF (176.70 m ²)
GROUND FLOOR COVERAGE	833 SF
GARAGE COVERAGE/AREA	273 SF
PORCH COVERAGE/AREA	96 SF
COVERAGE W/ PORCH	1202 SF (111.67 m ²)
COVERAGE W/O PORCH	1106 SF (102.75 m ²)

C

112 HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

 Greenpark.		HIGHGROVE 3	
project name RUSSELL GARDENS PH.2		municipality WATERDOWN, ON.	
date APRIL 2017		project 1603	
drawn by WT		GENERAL NOTES & CHARTS drawing no. A0	
checked by GW		scale 3/16" = 1'-0"	
sheet 0122		file name 16036-HIGHGROVE-3	
C:\E2\16036-HIGHGROVE\0122\0122.DWG (UNDERGROUND) - 3/16" = 1'-0" - 16036-HIGHGROVE-3.dwg - Thu - Sep 28 2017 - 5:23 PM			

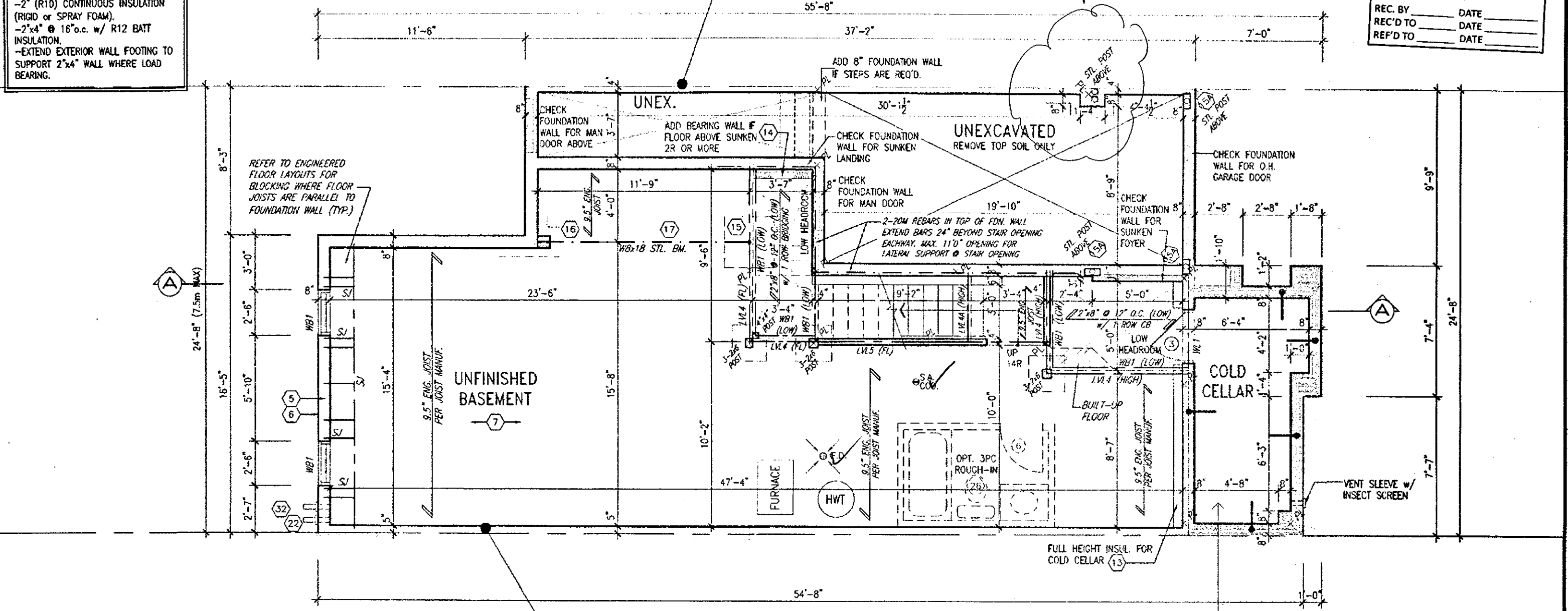
BASEMENT WALL INSULATION
(TYP) (13)
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS** where
FRAMING IS REQ'D. FOR
SUPPORT.
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT
INSULATION.
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

PARTY WALL AT GARAGE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK2 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4A OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

1902 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
JUL 10 2018
REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____



PARTY WALL AT HOUSE SIDE CONSTRUCTION
• REFER TO BLOCK PLANS TO CONFIRM WHETHER
SK1 OR SK3 PARTY WALL IS TO BE BUILT.
• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY
PARTY WALL THICKNESS/CONSTRUCTION.

BASEMENT PLAN ELEV. '3'

COLD STORAGE SLAB
6" REINFORCED CONCRETE SLAB
WITH 15M BARS @ 12" o.c.
BOTTOM EACH WAY WITH MIN. 1
1/4" CONC. COVER AND 15M
BENT (24"x24") DOWELS
SPACED NOT MORE THAN 16" o.c.
TYPICALLY ALL AROUND.

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN REVIEW
AND APPROVAL
APPROVED BY _____
DATE: JUN 28 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
Permit No. 17-132198

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by
[Signature] July 24/18
FOR CHIEF BUILDING OFFICIAL DATE

JUN 28 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18	REVISED	JUN 26/18	GW	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
17	REVISED	APR 13/18	GW	
16	REV. PER CITY COMMENTS. REISSUED.	FEB 15/18	GW	
15	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	Richard Vink
14	ISSUED FOR PRICING.	AUG 23/17	GW	home registration information
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	GW	VAS Design Inc.
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW.	APR 12/17	GW	
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3				
2				
1				
0				

VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1P4
416-630-2255 F 416-630-4792
vasdesign.com

Greenpark.
RUSSELL GARDENS PH.2
WATERDOWN, ON.

HIGHGROVE 3
project no. 16036
drawing no. A1c
BASEMENT PLAN ELEV. '3'
APRIL 2017
checked by _____
scale 3/16" = 1'-0"
16036-HIGHGROVE-3

1902 SF.

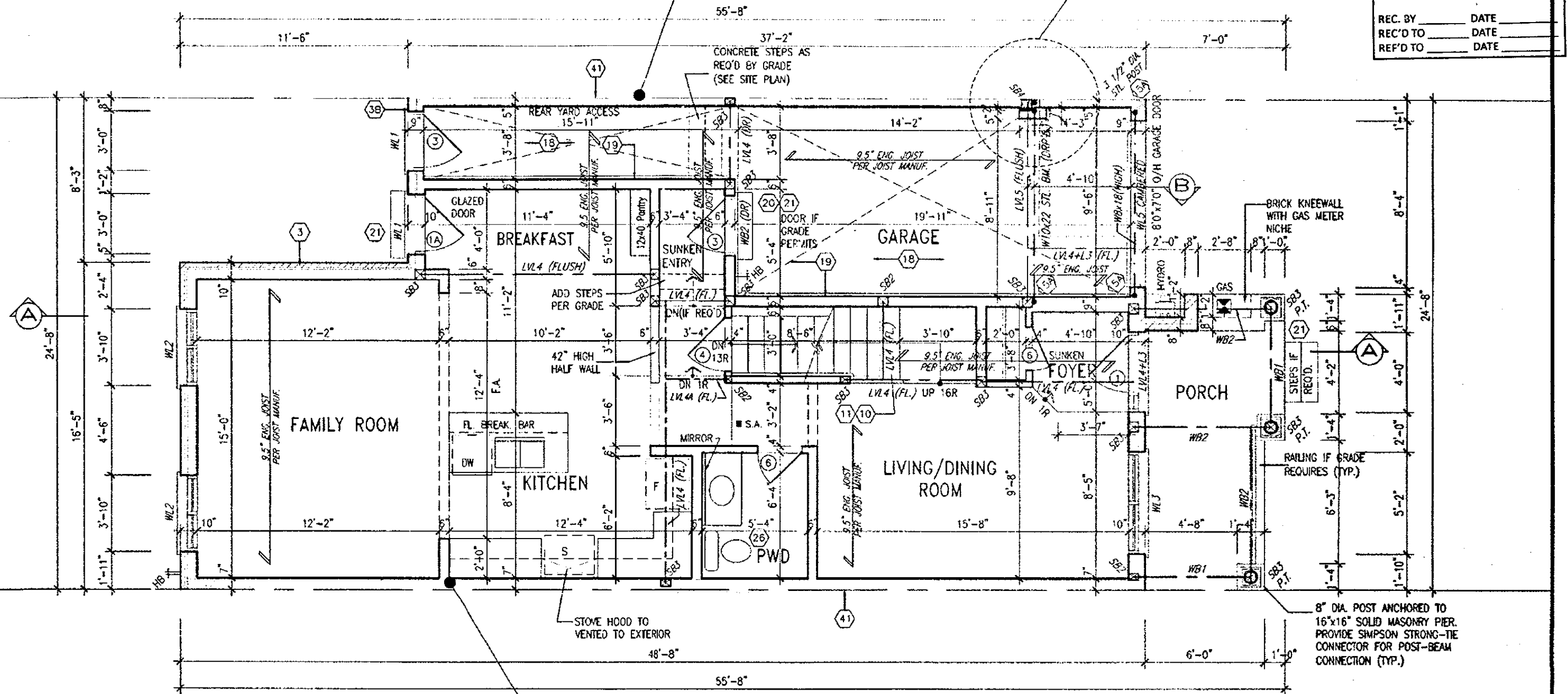
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JUL 10 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REC'D TO _____ DATE _____

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• REFER TO DETAIL PAGES 4A OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

REFER TO DETAIL
PAGE 14A



PARTY WALL AT HOUSE SIDE CONSTRUCTION
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• REFER TO DETAIL PAGES 4 OR 4B TO VERIFY PARTY WALL THICKNESS/CONSTRUCTION.

GROUND FLOOR PLAN ELEV. '3'

NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS AND TOWNHOUSE BLOCK PLANS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

ENGINEERED FLOOR FRAMING INFO
REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL FLOOR FRAMING INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONSULTING REVIEW AND APPROVAL

APPROVED BY: [Signature]
DATE: JUN 28, 2018

In complying with these guidelines, the architect does not assume any liability for the design of the building or for the construction of the building.

CITY OF HAMILTON
Building Division
Permit No. **17-132198**

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[Signature] **JUL 24/18 JUN 28 2018**
FOR CHIEF BUILDING OFFICIAL DATE

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

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17	REVISED	APR 13/18	GW	
16	REV. PER CITY COMMENTS. REISSUED.	FEB 15/18	GW	qualification information
15	REVISED. ISSUED FOR PERMIT.	SEP 28/17	GW	Richard Vink 24488 BCN
14	ISSUED FOR PRICING	AUG 23/17	GW	same
13	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT	registrations information
12	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW	VAS Design Inc. 42658
11	REVISED PER CLIENT COMMENTS.	APR 28/17	GW	
10	PRELIMINARY REVIEW	APR 12/17	GW	Consent to verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
9				
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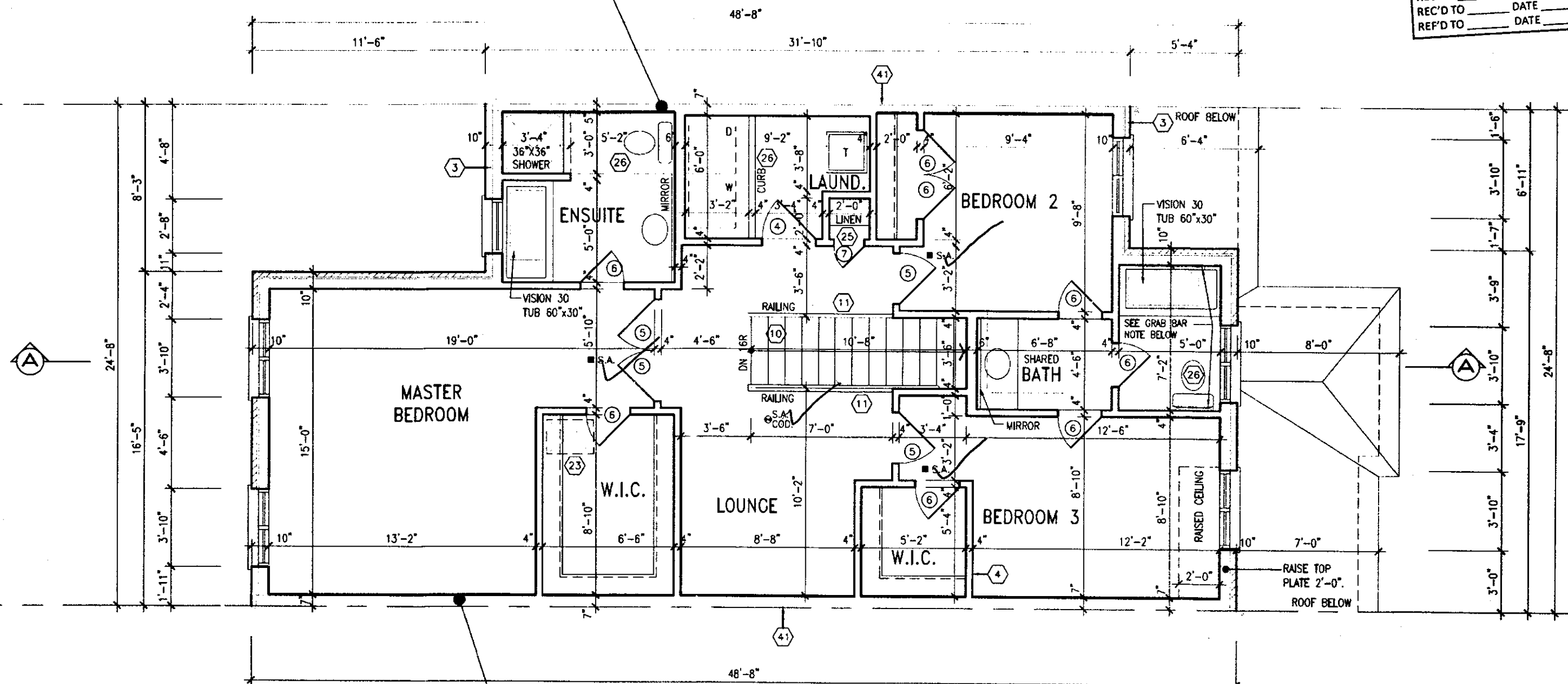
VA DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.630.2255 • 416.630.4782
vasdesign.com

Greenpark.
RUSSELL GARDENS PH.2
WATERDOWN, ON.
municipality
project no. 16036
date APRIL 2017
checked by GW
scale 3/16" = 1'-0"
drawing no. 16036-HIGHGROVE-3
A2c

HIGHGROVE 3
GROUND FLOOR PLAN ELEV. '3'

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REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____



SECOND FLOOR PLAN ELEV. '3'

PARTY WALL CONSTRUCTION (UPPER FLOOR)

- SUBSTITUTE 2"x6" STUDS WHERE ADDITIONAL BEARING IS REQUIRED.
- REFER TO BLOCK PLANS.

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CITY OF HAMILTON
Building Division
17-132198

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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BINDING OFFICIAL DATE July 24/18

FEB 15 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

NOTE:
REFER TO BLOCK WORKING DRAWINGS FOR
SECOND FLOOR STRUCTURAL INFORMATION.

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3,
3.8.3.8.(1)(a) & 3.8.3.13.(1)(f).

				-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Arizona Building Code to be a Designer.	
18				9	.		
17				8	.		
16				7	REV. PER CITY COMMENTS, REISSUED.	FEB 15/18 GW	
15				6	REVISED ISSUED FOR PERMIT.	S:P 28/17 GW	
14				5	ISSUED FOR PRICING.	AUG. 23/17 GW	Richard Vink 2448
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17 WT	Name BO Registration information YAS Design Inc., 4265
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17 GW	
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17 GW	
10				1	PRELIMINARY REVIEW.	APR. 12/17 GW	
No.	Description	Date	By	No.	Description	Date	By

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information	<i>R Vink</i>	244
Richard Vink	signature	B
name		
registration information		
YA3 Design Inc.		426

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



VA
DESIGN

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t 416.630.2255 f 416.630.4782
va@desian.com

Greenpark.

project name	municipality
RUSSELL GARDENS PH.2	WATERDOWN, ON.

date
APRIL 2017

drawn by
WT

checked by
GW

scale
3/16" = 1'-0"

HIGHGROVE 3

project no.
16036

SECOND FLOOR PLAN ELEV. '3'

drawing no.
A3c

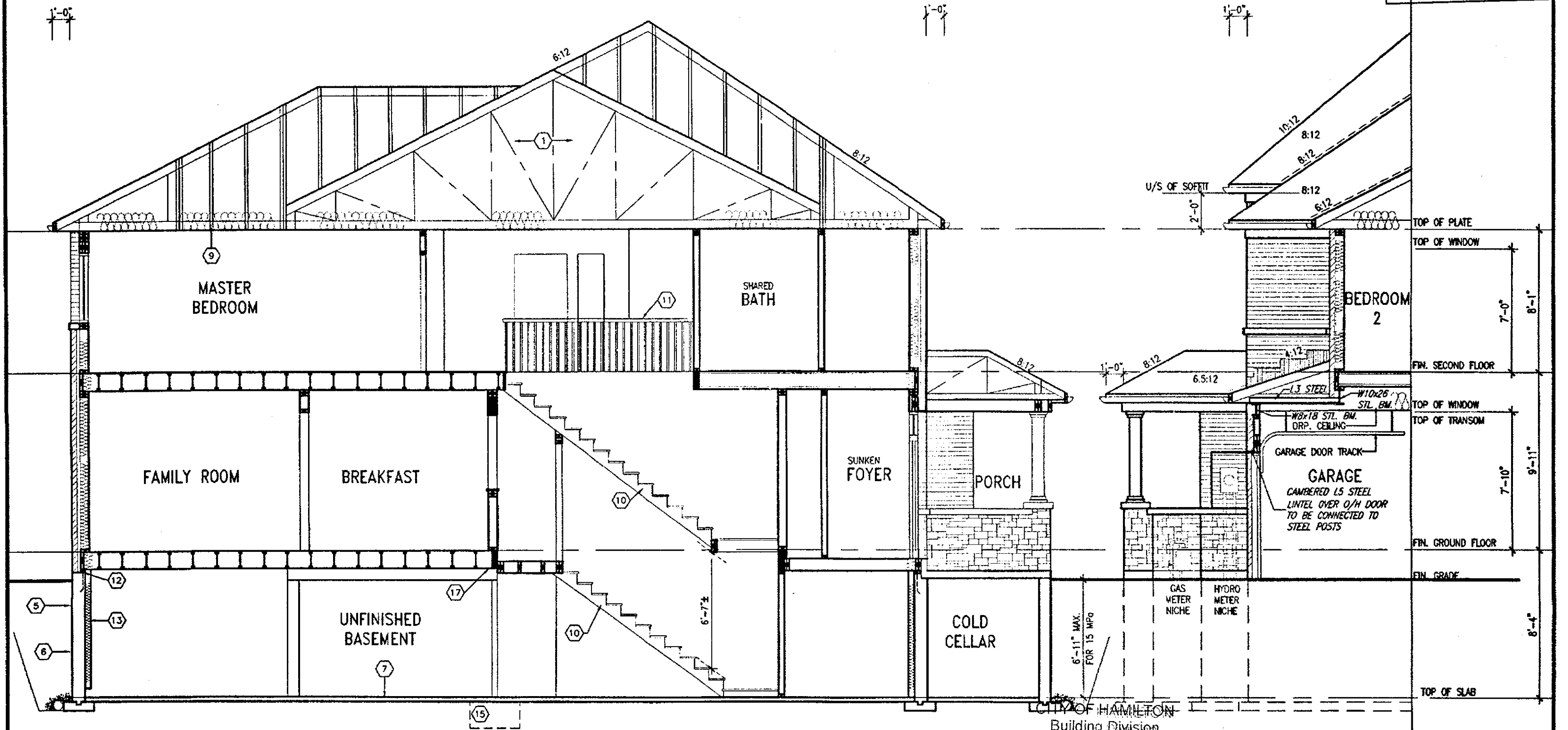
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1902 SF.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

MAY 24 2018

REC. BY _____ DATE _____
REC'D TO _____ DATE _____
REF'D TO _____ DATE _____



SECTION A-A ELEV. 3

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STRUDET INC.
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Permit No. **A-132118**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE SECTION B

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE

APR 17 2018

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

13				8	REVISED	APR. 13/18	CW	
17				7	REV. PER CITY COMMENTS, REISSUED	FEB. 15/18	GW	
16				6	REVISED, ISSUED FOR PERMIT	SEP. 28/17	GW	
15				5	ISSUED FOR PERMIT	AUG. 23/17	GW	
14				4	REVISED AS PER CLIENT COMMENTS	JUN. 21/17	WT	
13				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN. 12/17	GW	
12				2	REVISED PER CLIENT COMMENTS	APR. 28/17	GW	
11				1	PRELIMINARY REVIEW	APR. 12/17	GW	
10								
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8								
7								
6								
5								
4								
3								
2								
1								

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name
registration information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name
RUSSELL GARDENS PH.2
checked by
APRIL 2017
scale
3/16" = 1'-0"

HIGHGROVE 3
project no.
16036
drawing no.
A6c
SECTION A-A ELEV. 3
16038-HIGHGROVE-3

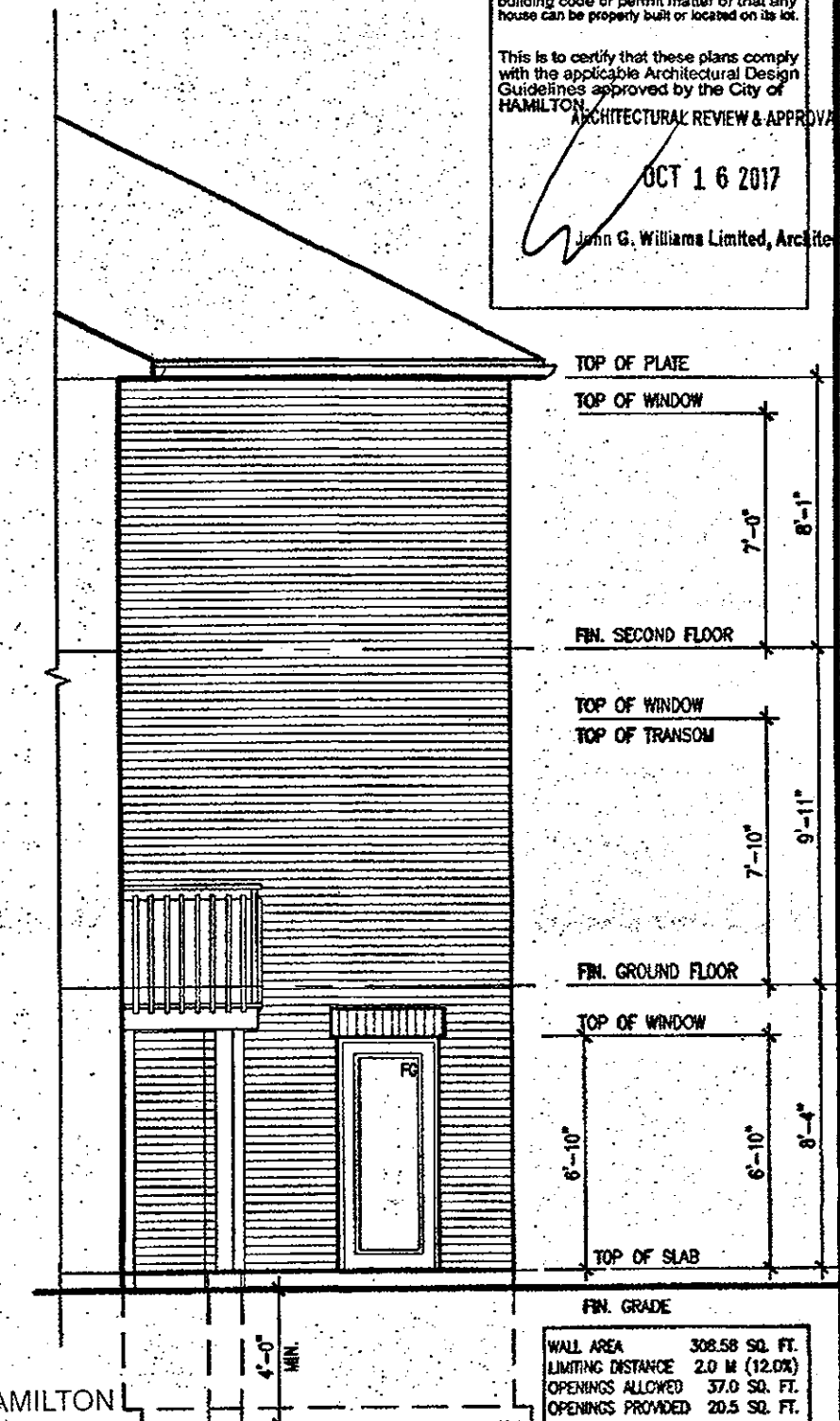
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OCT 16 2017

John G. Williams Limited, Architects



VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

PART. BASEMENT PLAN
W.O.B CONDITION

LOOK-OUT WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6-2)
FOR ADDITIONAL WOOD DECK INFORMATION.

PART. GROUND FLOOR PLAN
W.O.B. CONDITION

CITY OF HAMILTON
Building Division

Permit No.

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

08 SIDE ELEVATION '1/1A/2/3'
LABOR CONDITION

OCT 14 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'



STRUDET INC.
FOR STRUCTURE ONLY

18		-	9			
17		-	8			
16		-	7			
15		-	6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	G
14		-	5	ISSUED FOR PRICING.	AUG. 23/17	G
13		-	4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	W
12		-	3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	G
11		-	2	REVISED PER CLIENT COMMENTS.	APR. 28/17	G
10		-	1	ISSUED FOR CLIENT PRELIMINARY REVIEW		
no.	description	date	by	no.	description	date

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information *to Viet*

Richard Vink

name registration information / signature

VA3 Design Inc. 42

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All

drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

Drawings are not to be scaled.

**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com

Greenpark.

project name	munipality
RUSSELL GARDENS PH.2	WATERDOWN, ON.

date PARTIAL PLANS-

APRIL 2017. PARTIAL YEARS

82 WT CW $3/16" = 1'-0"$

GREC - H:\APC\NET\WORKING\2016\15036.GREC\2-21\HIGHGRADE\HIGHGRADE-2\15036-HIGHGRADE-2.dwg -

HIGHGROVE 3

project no.
16036

ing to.

101

10

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1902 SF.

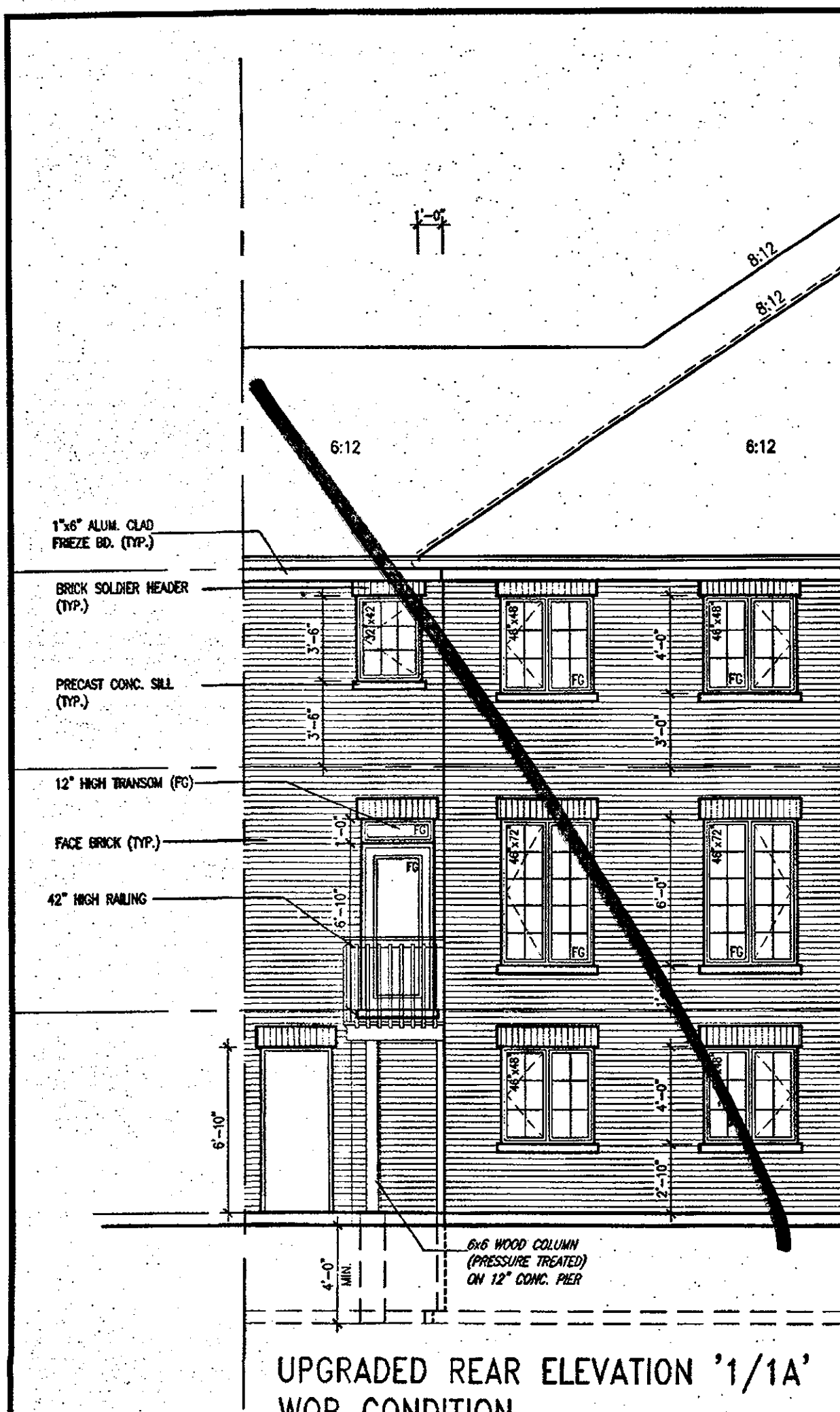
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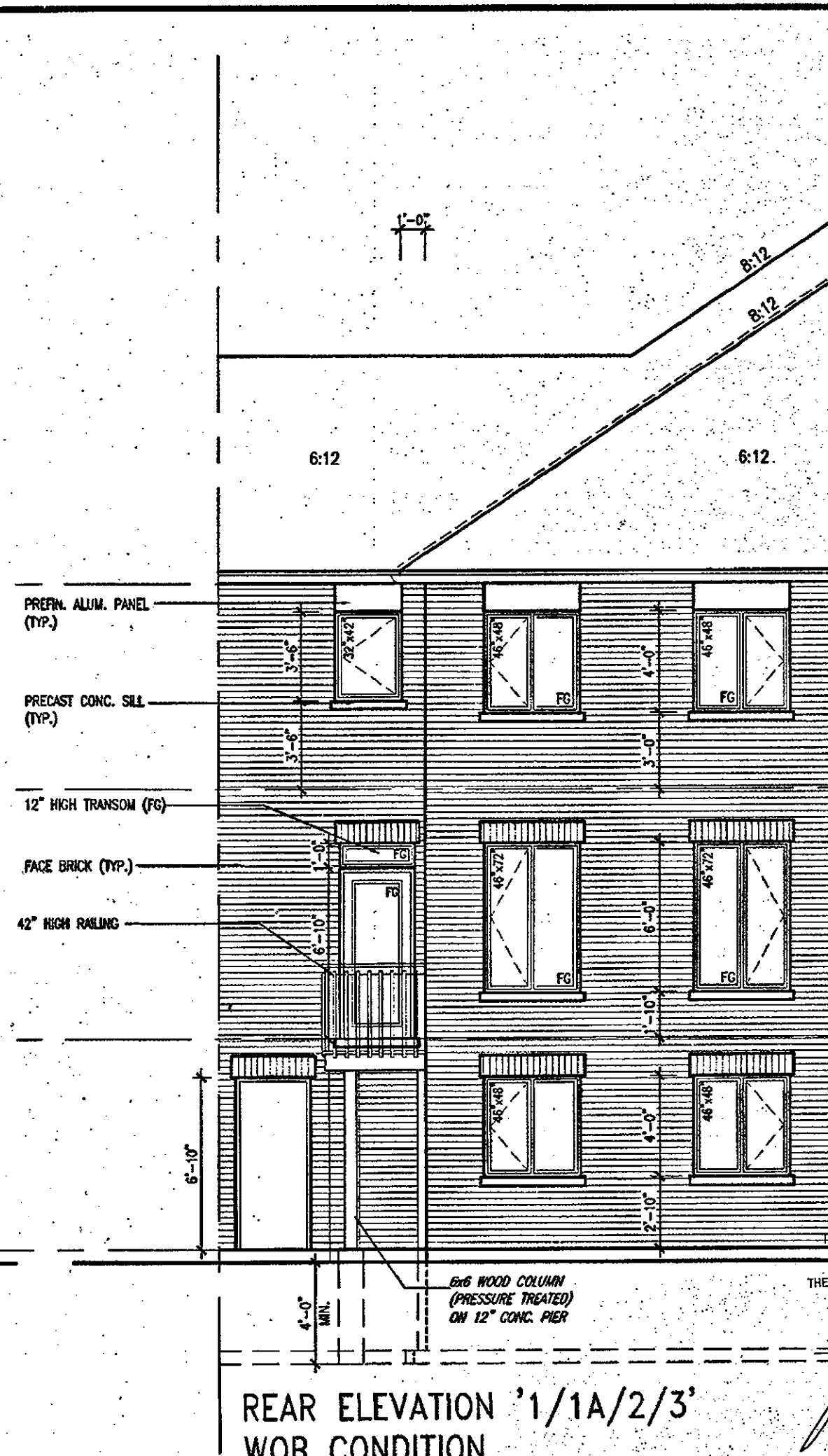
ARCHITECTURAL REVIEW & APPROVAL

OCT 16 2017

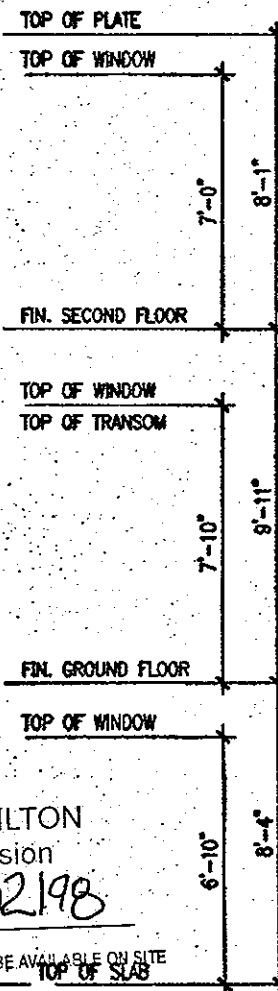
John S. Williams Limited, Architect



UPGRADED REAR ELEVATION '1/1A'
WOB CONDITION



REAR ELEVATION '1/1A/2/3'
WOB CONDITION



CITY OF HAMILTON
Building Division

17-132198

Permit No.

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These drawings and specifications have been reviewed by
[Signature] DATE July 24/18
FOR CHIEF BUILDING OFFICIAL

OCT 04 2017

HIGHGROVE 3
COMPLIANCE PACKAGE 'A1'

18				9					
17				8					
16				7					
15				6	REVISED. ISSUED FOR PERMIT.	SEP. 28/17	GW		
14				5	ISSUED FOR PRICING.	AUG. 23/17	GW		
13				4	REVISED AS PER CLIENT COMMENTS.	JUN 21/17	WT		
12				3	CHANGED JOIST DEPTH/ FLOOR HEIGHTS	JUN 12/17	GW		
11				2	REVISED PER CLIENT COMMENTS.	APR. 28/17	GW		
10				1	ISSUED FOR CLIENT PRELIMINARY REVIEW				
no. description		date	by	no. description		date	by		

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qualification information
[Signature] Richard Vink 24488
name registration information
VAS Design Inc. 42658
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t 416.630.2255 f 416.630.4782
vasdesign.com

	HIGHGROVE 3
Project Name RUSSELL GARDENS PH.2	Project No. 16036
Location WATERDOWN, ON.	
Date APRIL 2017	Drawing No. A11
Drawn by WT	Checked by GW
Scale 3/16" = 1'-0"	
Title REAR ELEVATION - WOB CONDITION	
Project File 16036-HIGHGROVE-3	
Sheet 16036-HIGHGROVE-3.dwg - Thu - Sep 28 2017 - 5:23 PM	

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